

August 15, 2006 CPC



STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

07PD0120

Chesterfield County Utilities Department

Dale Magisterial District
South line of Krause Road

REQUEST: Confirmation of the decision of the Director of Planning that the proposed public facility (wastewater pump station) is consistent with the Comprehensive Plan and exempted from the requirement of full substantial accord review.

PROPOSED LAND USE:

A private wastewater pump station and associated improvements are currently located on the property. This facility will be conveyed to the county and will become part of the public wastewater system.

DIRECTOR'S DETERMINATION

The Director of Planning finds the request to be in substantial accord with the provisions of the adopted Comprehensive Plan for the following reasons:

- A. The proposal conforms to the Public Facilities Plan, which recommends expansion of the existing wastewater system, to include replacing and expanding pumping stations, where necessary, to accommodate development.
- B. The facility will accommodate existing and future development consistent with the recommendations of the Central Area Plan.

GENERAL INFORMATION

Project Name:

Courthouse Commons Wastewater Pumping Station

Location:

South line of Krause Road, south of Iron Bridge Road. Tax IDs 771-661-6802 and Parts of 7504 and 9113 (Sheet 25).

Existing Zoning:

C-2 with Conditional Use Planned Development

Size:

0.44 acre

Existing Land Use:

Private wastewater pump station

Adjacent Zoning and Land Use:

North, South, East and West - C-2 with Conditional Use Planned Development; Office or vacant

UTILITIES

There is a six (6) inch water line along Krause Road. The existing private facility is connected to the public water system, and service will continue as a public facility. There are on-site wastewater lines associated with the operation of the existing private facility. The existing private pumping station is unmanned, and as such does not contain toilet facilities. This will not change when it becomes a public facility.

ENVIRONMENTAL AND PUBLIC FACILITIES

This request will have no impact on these facilities

LAND USE

Comprehensive Plan:

Lies within the boundaries of the Central Area Plan, which suggests the property is appropriate for community mixed use.

Area Development Trends:

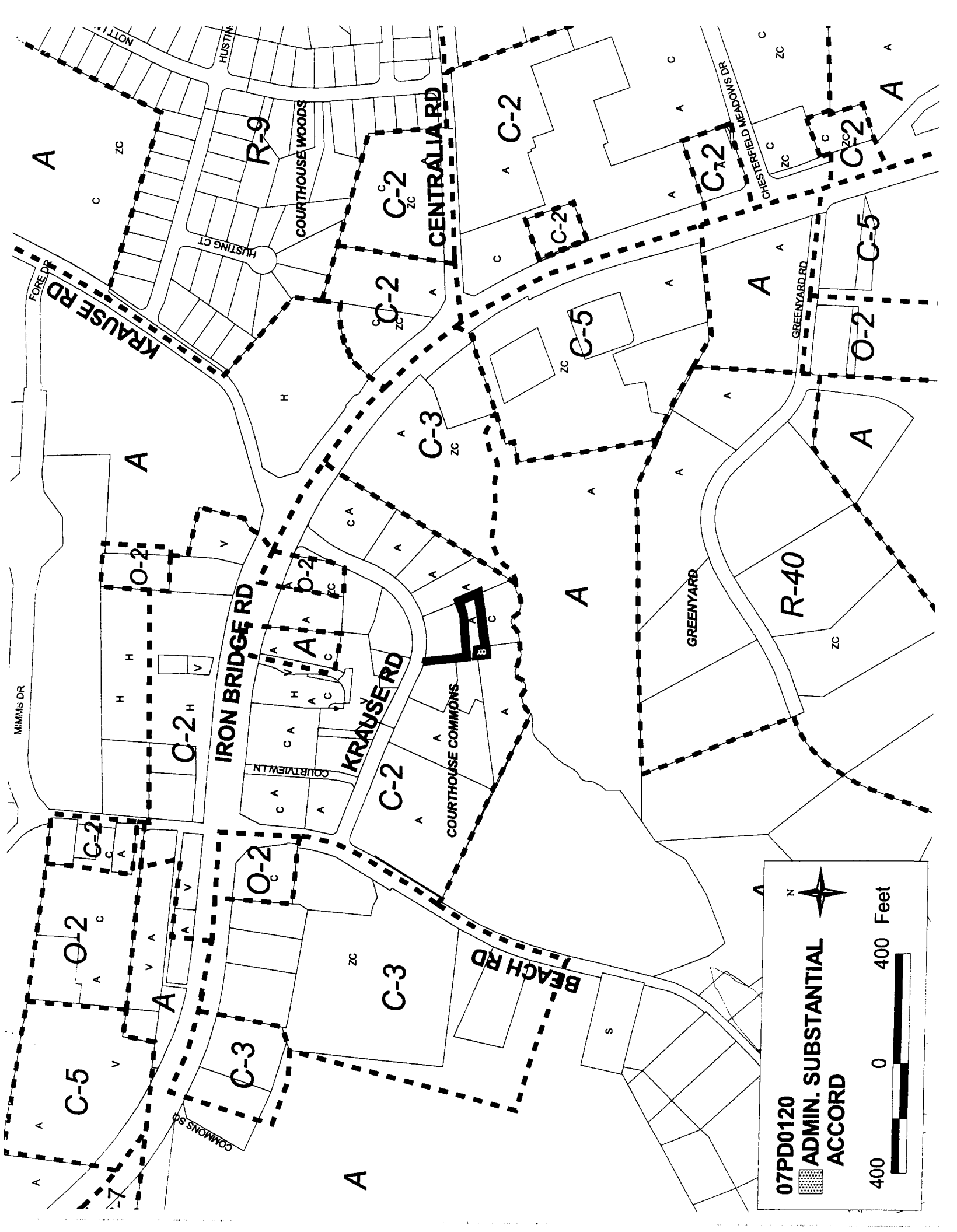
The area is characterized by commercial and office uses at the Iron Bridge/Krause Roads intersection and by office uses and vacant properties along Krause Road. These uses are anticipated to continue, as suggested by the Plan.

Development Standards:

The property currently lies within the Emerging Growth Area. The purpose of the Emerging Growth District Standards is to promote high quality, well-designed projects. Development of the site must conform to the development standards of the Zoning Ordinance, which address access, parking, landscaping, architectural treatment, setbacks, signs, buffers, utilities and screening of dumpsters and loading areas.

CONCLUSION

As outlined in the County's Substantial Accord Policy, the Director of Planning has determined that the proposed public facility (wastewater pumping station) conforms to the Plan and is, therefore, exempted from the requirements of full Substantial Accord review.



07PD0120

ADMIN. SUBSTANTIAL
ACCORD



400 0 400 Feet

